

City Council
Atlanta, Georgia

06-○ -0769

AN ORDINANCE
BY: CARLA SMITH



Z-06-29
Date Filed: 3-3-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3996 Campbellton Road, S.W.**, be changed from the R-4 (Single family residential) District to the MR-3 (Multi-family residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 32 14th ff District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

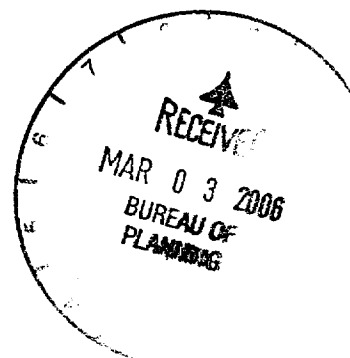
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 32 OF THE 14TH DISTRICT OF FORMERLY FAYETTE, NOW FULTON COUNTY, GEORGIA BEING LOTS 1, 2, 3, 5, 7 AND 8, BLOCK B, BEN HILL HIGHLANDS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 146, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF CAMPBELLTON ROAD AND THE SOUTHEASTERLY SIDE OF BUTNER ROAD; RUNNING THENCE SOUTH 64 DEGREES 19 MINUTES 40 SECONDS EAST ALONG THE SOUTHWESTERLY SIDE OF CAMPBELLTON ROAD 149.88 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 08 DEGREES 46 MINUTES 46 SECONDS EAST ALONG THE SOUTHWESTERLY SIDE OF DANIEL ROAD 180.50 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 53 DEGREES 23 MINUTES 30 SECONDS WEST 188.30 FEET TO AN IRON PIN LOCATED ON THE NORTHEASTERLY SIDE OF EVENING STREET; RUNNING THENCE NORTH 40 DEGREES 53 MINUTES 50 SECONDS, WEST ALONG THE NORTHEASTERLY SIDE OF EVENING STREET 300.00 FEET TO AN IRON PIN LOCATED AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF EVENING STREET AND BUTNER ROAD; RUNNING THENCE NORTH 55 DEGREES 08 MINUTES 01 SECONDS EAST ALONG THE SOUTHEASTERLY SIDE OF BUTNER ROAD 226.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES, ALL ACCORDING TO SURVEY PREPARED BY JOSH L. LEWIS, III, REGISTERED LAND SURVEYOR, DATED APRIL 17, 2001, BEING IMPROVED PROPERTY KNOWN AS 3996 CAMPBELLTON ROAD, ATLANTA, GEORGIA 30331, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA.

1.66 ac.



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